
To: RHTC Partners

Notice: **RED-15-19**

From: Real Estate Department

Date: April 23, 2015

Re: **Feedback on the Qualified Allocation Plan (QAP)**

At the Housing & Community Economic Development 2014 Statewide Conference last October, IHCD invited its rental housing tax credit partners to schedule one-on-one meetings with IHCD to discuss the QAP. As we looked ahead to the 2016-2017 QAP, we were interested in learning first-hand what the development community liked and disliked about our QAP.

As we held these meetings, we saved time at the end for an exercise and asked the following three questions:

- 1) What three things in the QAP should remain?
- 2) What three things in the QAP should remain, but should be modified in some way?
- 3) What three things in the QAP should be removed?

We provided a copy of the QAP and asked each partner to indicate their answers by putting green dots next to the items identified for question #1, yellow dots next to the items identified for question #2, and red dots next to the items identified for question #3. After having met with approximately 25 partners since last November, we have summarized the most frequent responses on the next page.

IHCD would like to thank all of its partners for the valuable feedback we received during these meetings. This information will guide our decisions as we look to release a first draft, second draft, and final version of the 2016-2017 QAP later this year.

If you have any questions, please contact Alan Rakowski, Rental Housing Tax Credit Manager, at (317) 233-1220 or arakowski@ihcda.in.gov.



**Feedback from Rental Housing Tax Credit Partners Regarding the Qualified Allocation Plan
(Meetings held from November 2014 through March 2015)**

ITEMS TO REMAIN	FREQUENCY OF RESPONSE	ITEMS TO REMAIN, BUT MODIFY	FREQUENCY OF RESPONSE	ITEMS TO REMOVE	FREQUENCY OF RESPONSE
2-year QAP	9	Tenant investment plan	9	Credit reduction	14
Desirable sites	9	Federally assisted revitalization award	7	Total cost per square foot	10
Infill housing	5	Total cost per square foot	7	Building certification	7
Off-site improvements	5	Rents charged	6	Energy efficiency	6
Historic in nature	4	Vacant structure	5	Adaptive reuse	5
Rents charged	3	Local redevelopment plan	4	Technical corrections	5
Adaptive reuse	3	Preservation set-aside	3	Brownfield	4
Local redevelopment plan	3	Infill	3		
MBE, WBE, DBE, VOSB, SDVOSB participation	3	Adaptive reuse	3		
Unique features	3				